

SUMMARY OF MEETING MINUTES OF  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.  
BOARD OF DIRECTORS  
April 1, 2025

President Botte called the meeting to order at 7:00 pm. Present were Directors Rossi, Murphy, and Pierce, Director Stith was absent. Let the records show Lois Yassanye was also present. The pledge of allegiance was recited.

Ms. Murphy stated the minutes of the last meeting of March 4, 2025, were published in the Beacon, posted on the bulletin board, and made a motion to accept the minutes as published. The motion was seconded, and the minutes were accepted.

#### **Correspondence**

None

**Treasurer's Report:** Ms. Murphy reported that there is \$139,45.92 in the operating account; \$111,812.95 is pre-paid leaving a balance of \$27,640.07. There are 51 delinquents, 1 deceased, 13 liens/pre-liens, 1 foreclosure/bankruptcies for a total of 66 in various stages of collection.

Ms. Murphy also brought to the attention of the board and homeowners that we presently have \$21,826.37 in delinquencies owed to the HOA. This total consists of dues, late fees, and legal fees.

#### **Community Association Manager's Report: None**

#### **Architectural Control & Deed Restrictions:**

Ms. Murphy reported that there were three third letters sent for March, one for an RF parked in the driveway, one for debris stored on property, overgrown vines and hedges blocking the sidewalk and one for debris stored on property.

#### **Old Business:**

**The wall outside the tennis court bathrooms.** This wall had severe cracks in

one area. Originally it was going to be removed. After inspecting it thoroughly it was decided the wall itself is solid, and Richard removed one section where the cracks were all the way through.

**Key Card Access System.** Two of the card readers, one for the tennis courts and one for the pool, are not working. Redwire Access Systems has been out to diagnose the issue and has ordered parts to replace the two card readers. It could be a couple of weeks before everything is working properly.

#### **New Business:**

**Paint Committee.** The board is asking for volunteers to help select colors for the clubhouse interior. Please call the office if you are interested.

**Mulch.** Most of the mulch has been spread throughout the common areas, we still need a few more yards to complete everything. This will be completed in the next month.

**Craft Fair and Community Garage Sale.** The craft fair was a success and hopefully everyone took part in the community garage sale.

**Pool Attendants.** The board will be looking into hiring pool attendants for the summer. At this point it is not necessary, but the situation will be monitored. If we continue having issues at the pool it may be necessary. The board has asked if anyone sees any vandalism or violations of the pool rules to report it, take pictures if you can. Hopefully, we can keep the pool safe and enjoyable for everyone without the expense of pool attendants.

**Fining Committee.** There have been discussions about starting a fining committee in the past couple of meetings. The Board will revisit this after the annual meeting when we have a full board.

**Pickle Ball.** One tennis court will be stripped for pickle ball, Thursday April 3, weather permitting.

## **2025 Event Calendar**

October 4<sup>th</sup> Craft and Bake Sale

October 11<sup>th</sup> Community Garage Sale

October 18<sup>th</sup> Substitution date for the craft sale or community garage sale in the event of inclement weather.

October 31<sup>st</sup> Trunk or Treat

Volunteers for all activities would be appreciated.

## **Suggestions:**

### **Organizational Reports. None**

#### **Announcements and Reminders**

The annual membership meeting will be April 21, 2025, at 7:00 pm. Four board members seats will be open for election, and we have four applications.

Nancy Clemmons and Marie Harty have been appointed to the Election Committee.

The next Board Meeting will be May 6, 2025, at 7:00 pm. The June meeting will be on the second Tuesday June, June 10, 2025 at 7:00 pm.

#### **Open Forum:**

A homeowner asked if the mulch had been removed from the retention area, Ms. Botte explained the board has not asked to have it removed, but there will not be any more mulch spread in the retention area.

Another homeowner has expressed concerns about overgrown grass and weeds, especially on Braxton Drive. The deed restriction committee is trying to canvass the community and send violations for this violation.

There were comments about the lawn service blowing the leaves off the sidewalk and onto the grass between the sidewalk and Clayton Blvd. The concern is the grass will die if it is covered by leaves. The lawn service will be notified of this issue.

A homeowner brought up that the board misspoke during the discussion of the retention area and SWFWMDs designation and he has documents to prove it.

Richard is still working on cleaning undergrowth throughout the retention area.

This is an ongoing issue and will continue. The only other option is to hire a crew to clean the area which could cost upwards of \$10,000.00. The board is trying to keep expenses down and save money to hopefully not raise the quarterly assessments next year.

Homeowners were asking about contingency plans and reserves. The board puts money into two different money-market accounts monthly. All payments are paid out of the operating account, which does not accrue interest. It is the board's intention to continue to transfer money from the operating account to the reserve money-market accounts that earn interest. These two accounts are reserves for repair and/or replacement of existing items such as replacement of the clubhouse roof and air conditioners, pool repairs, sidewalk, or parking lot repairs in the common areas. As well as insurance deductibles if we should have losses from a hurricane or other disaster. A homeowner stated the Fivay Trail is complete, at least to the library.

A homeowner asked who was responsible for removing trees from a homeowner's property. The HOA does not remove trees from private property. If a homeowner wants to remove a tree, they can fill out an architectural form at the office, keeping in mind they may need a permit from Pasco County.

**Adjournment:** President Botte adjourned the meeting at 7:24 pm.

Lois Yassanye, Recording Secretary  
Karen Stith, Secretary